

# **Infill and TOD Snapshot**

Summary of Preliminary Findings

October 19, 2016



# Purpose and Structure of Snapshot

- ON TO 2050 Snapshots: highly visual, data-driven summaries of regional trends and current conditions whose primary audiences are partner organizations and the public.
- This Snapshot will provide an overview of existing conditions and trends in infill and TOD in the region, focusing on development since 2000.
- Two phases of analysis:
  - Phase 1: Analysis of broad trends in infill development
  - Phase 2: Analysis of infill development in TOD areas

# Definition of Infill

Infill is the construction of new buildings or redevelopment of existing properties, on vacant, abandoned, or underutilized land in built up areas with existing infrastructure.

# Definition of Infill

- Where did the development happen?

Infill is the construction of new buildings or redevelopment of existing properties, on vacant, abandoned, or underutilized land *in built-up areas with existing infrastructure*.

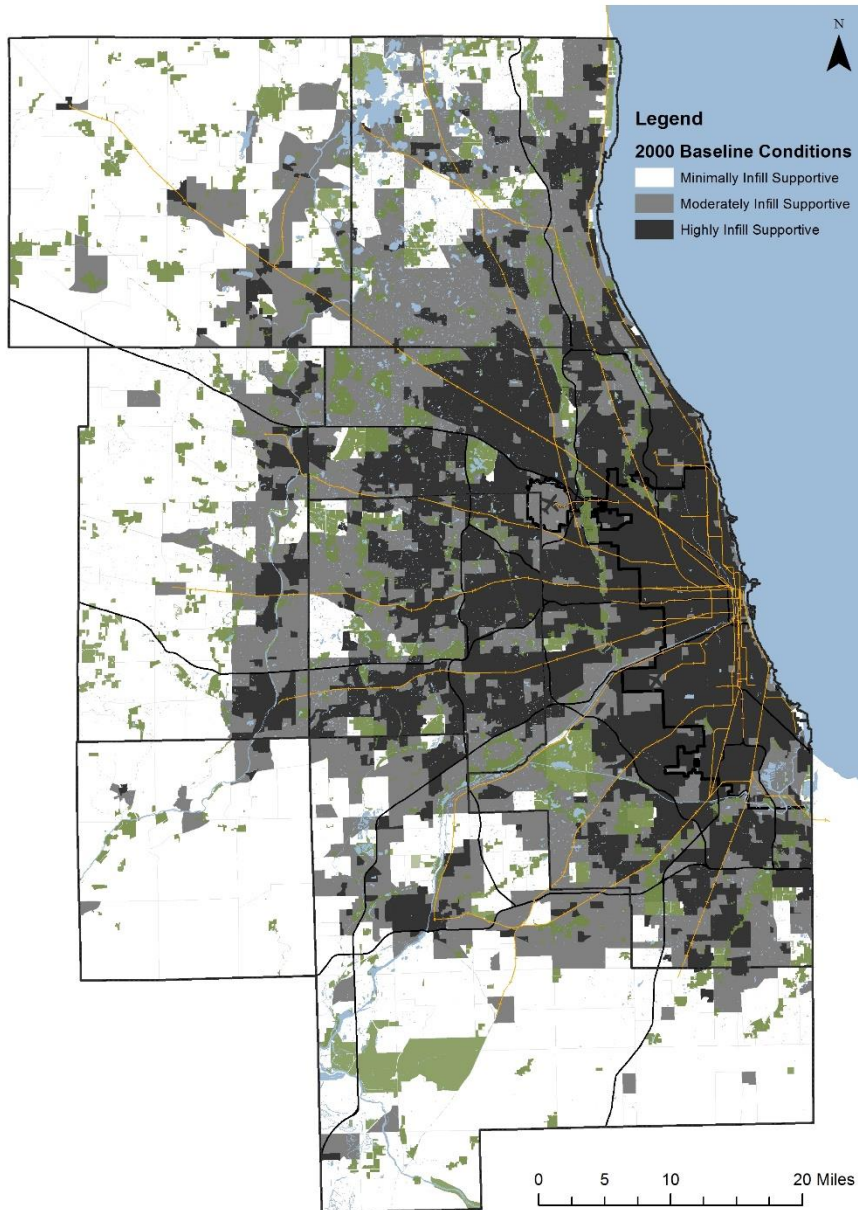
- What type of land did the development happen on?

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# Key Research Questions

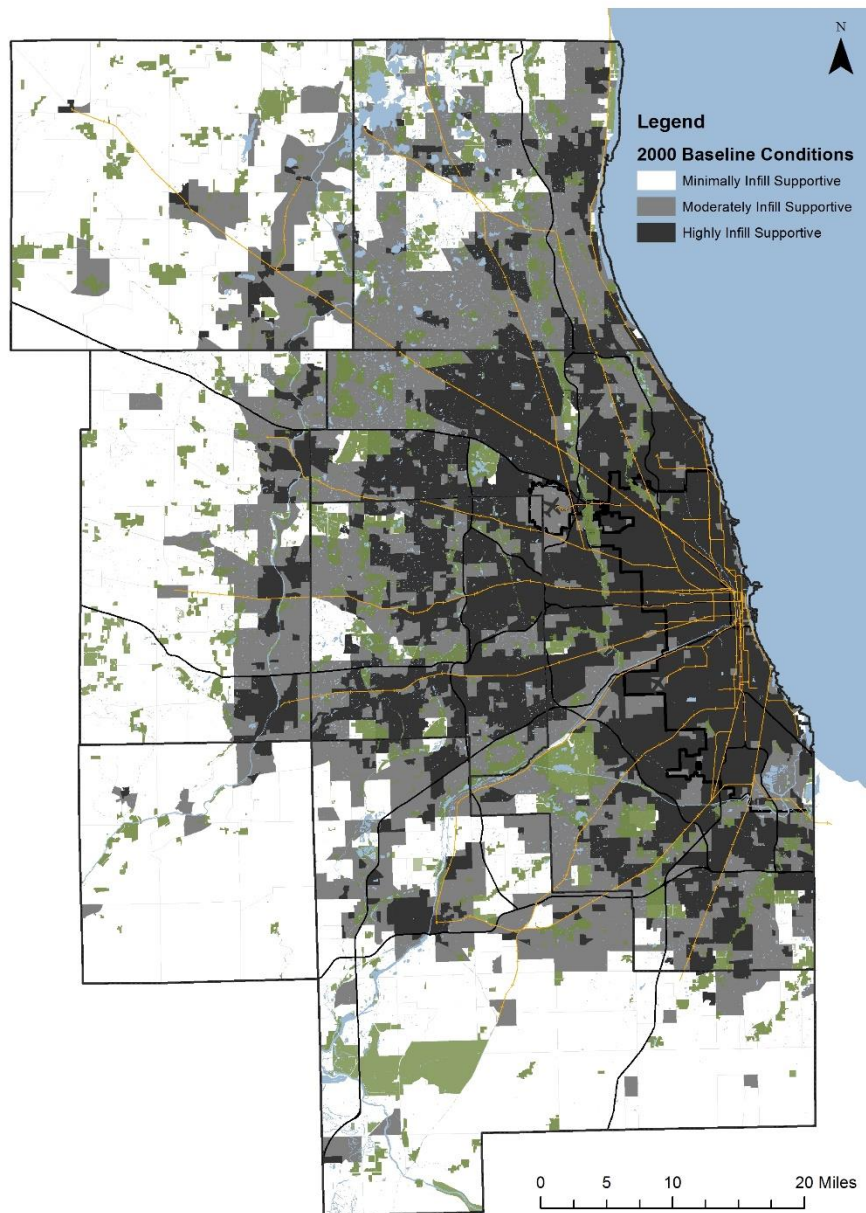
- Which parts of our region were sufficiently built-up in 2000 to support infill development?
- Where has infill development occurred in the region in the last 15 years?
- Has infill occurred in transit-served areas?
- How supportive of infill development is our region today?

# Infill Supportiveness in 2000

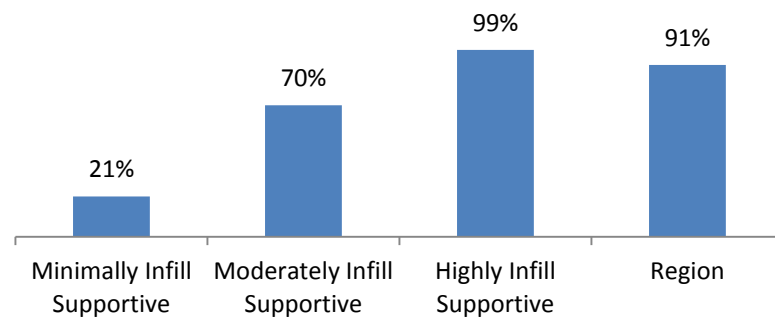


- Identifies “built up areas with existing infrastructure” in 2000
- Key indicators:
  - Percent of already developed lands
  - Road density
  - Housing unit density
  - Employment density
- Three categories: **minimally, moderately, and highly** supportive of infill

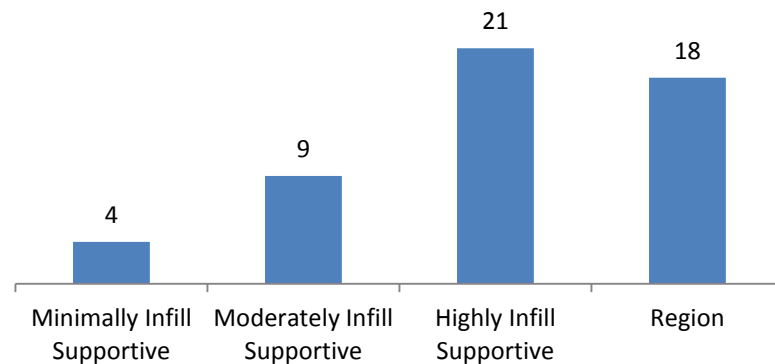
# Infill Supportiveness in 2000



## Average Percent of Previously Developed Lands

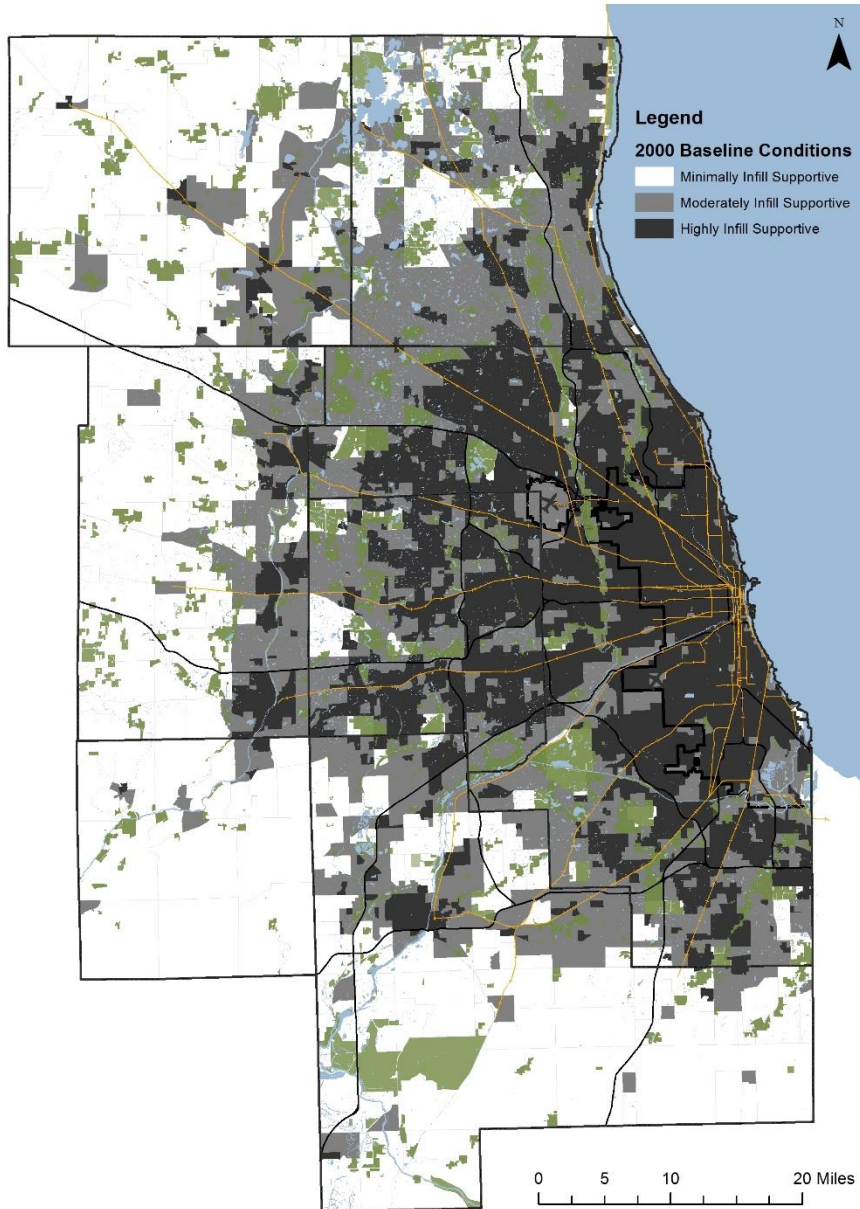


## Average Road Density

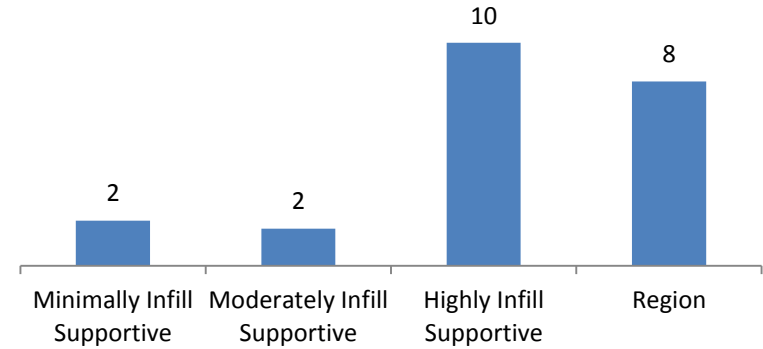




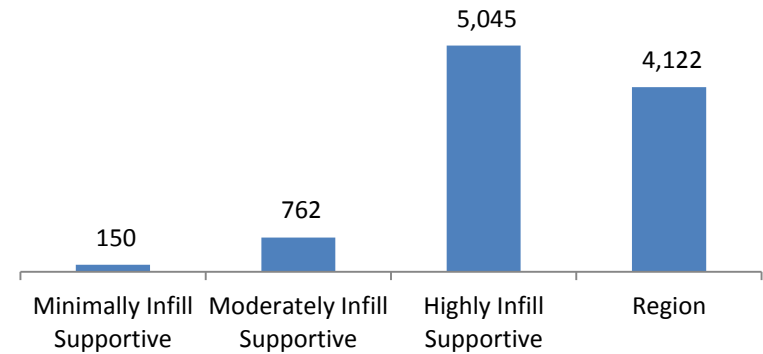
# Infill Supportiveness in 2000



## Average Housing Unit Density

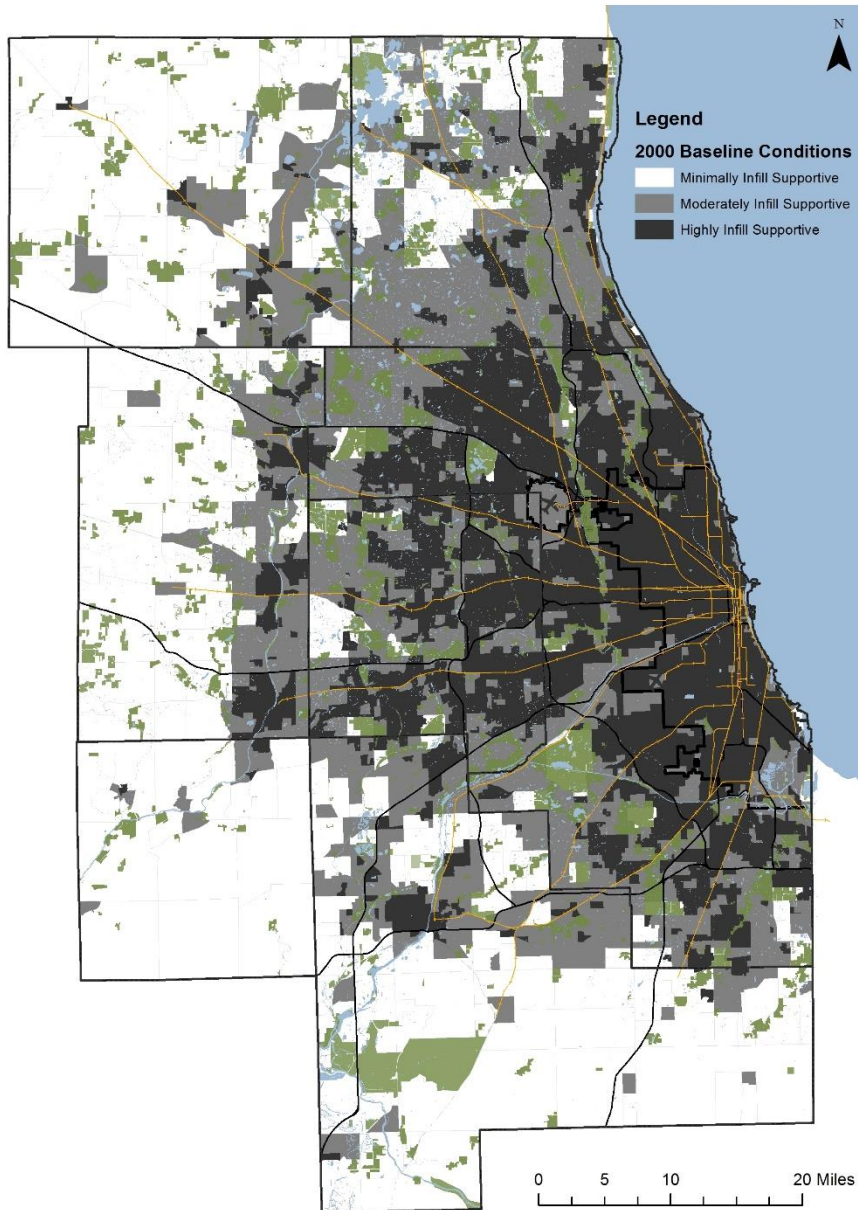


## Average Employment Density





# Infill Supportiveness in 2000



- Infill supportive areas accounted for half of the region's acreage, and 96% of the region's 2000 population

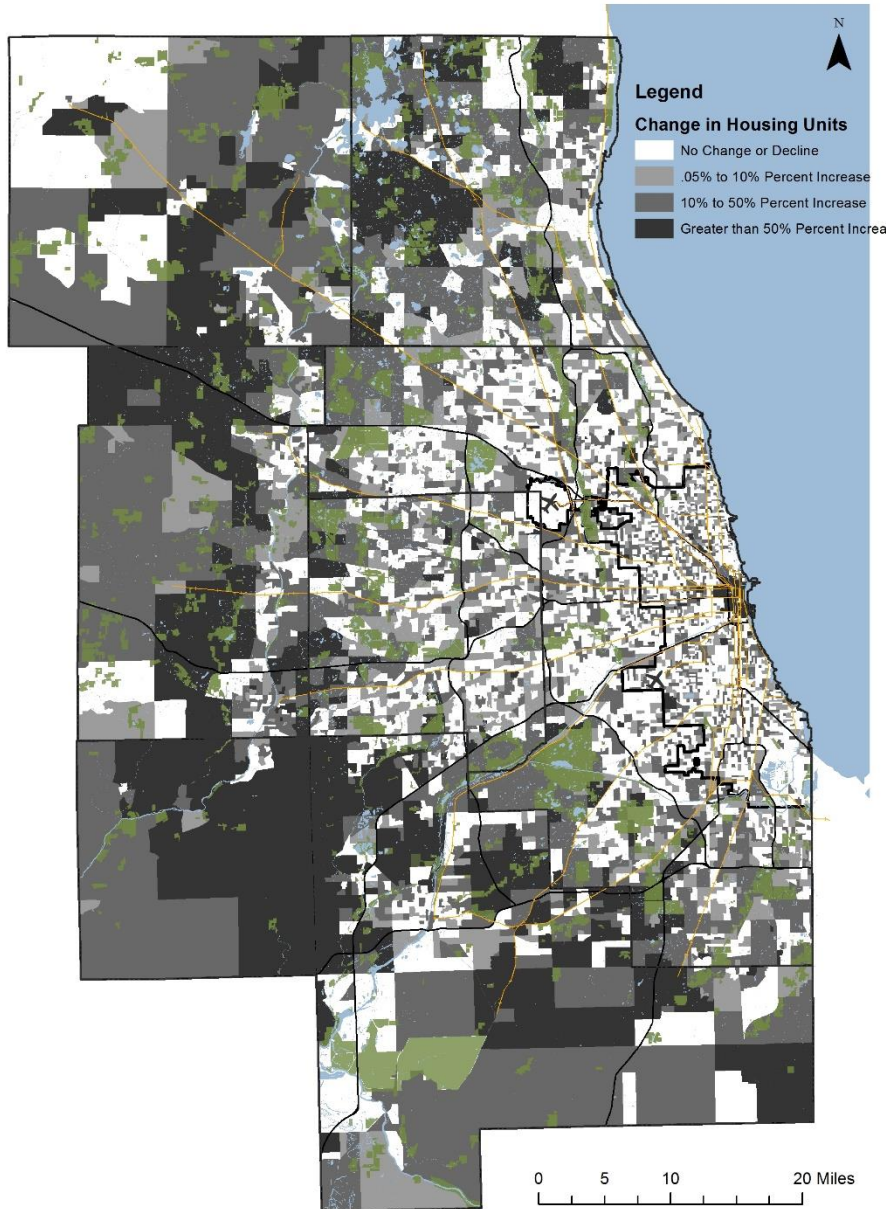
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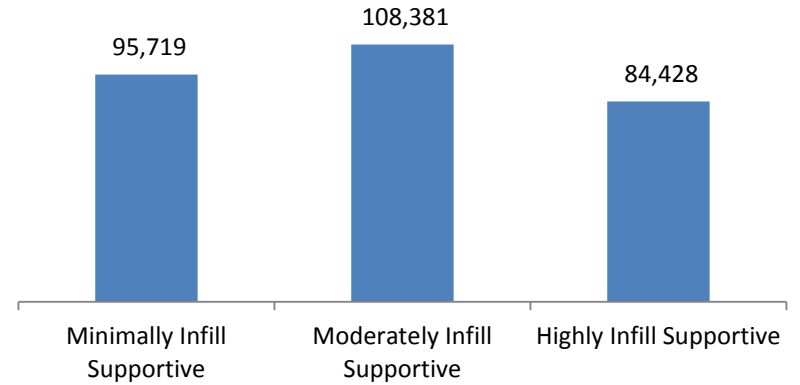
# Analysis of Development Trends

- Time frame: 2000 to 2015
- Key indicators:
  - Residential development (NDD)
  - Change in housing units
  - Non-residential development (NDD)
  - Change in employment
- Four categories:
  - No Net Development or Decline
  - Minimal Development
  - Moderate Development
  - Significant Development

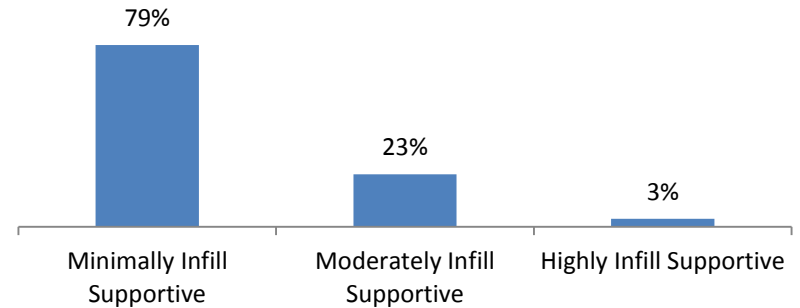
# Net Change in Housing Units



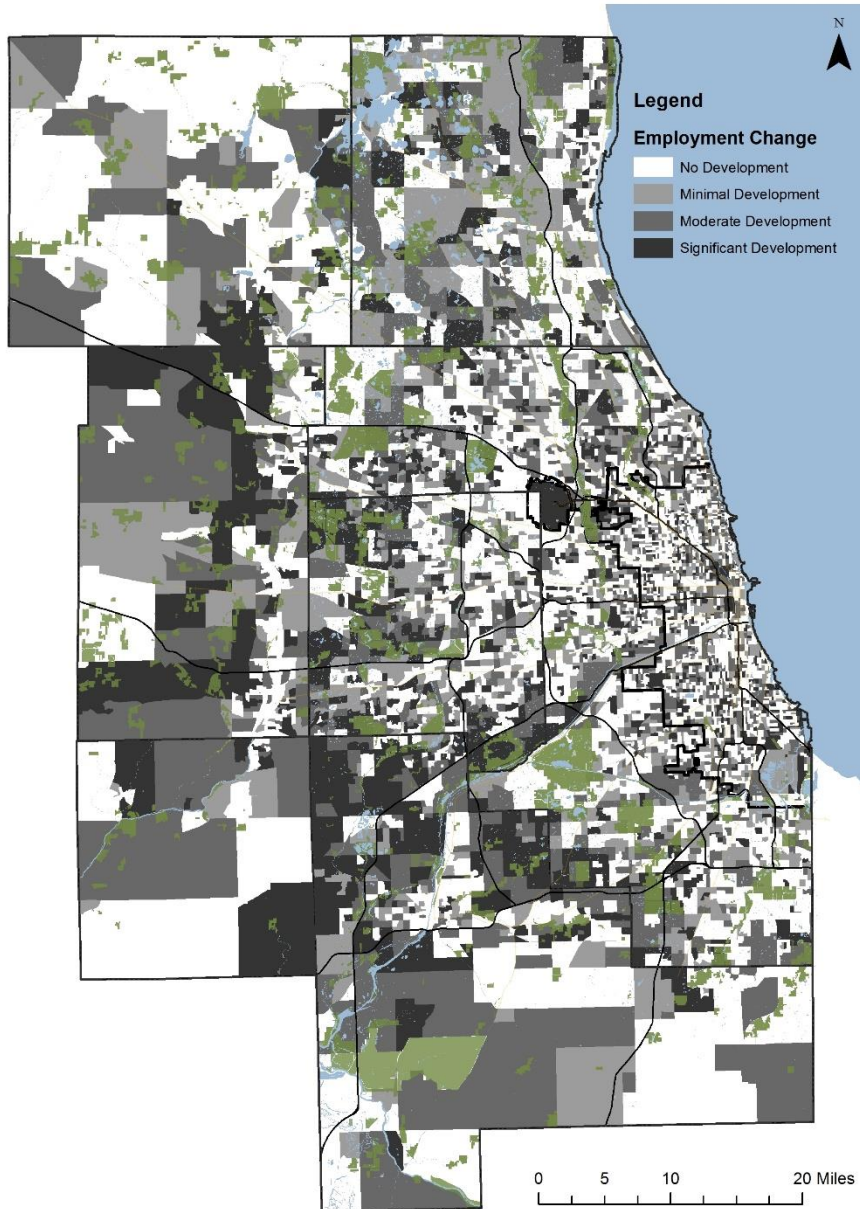
## Net Change in Housing Units



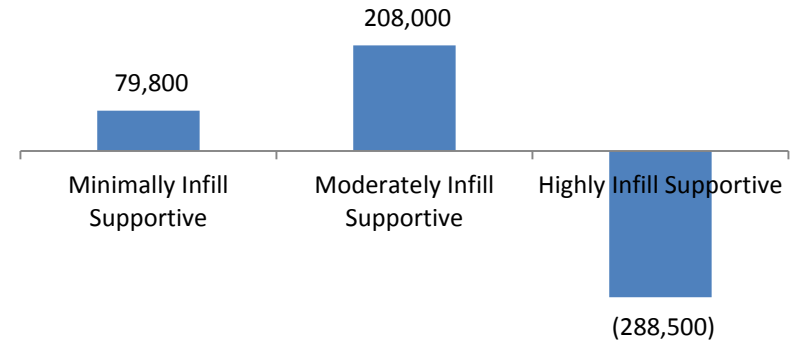
## Average Percent Change in Housing Units



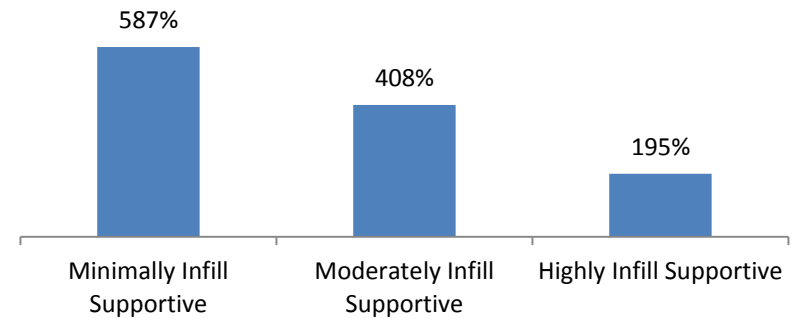
# Net Change in Employment



## Net Change in Employment

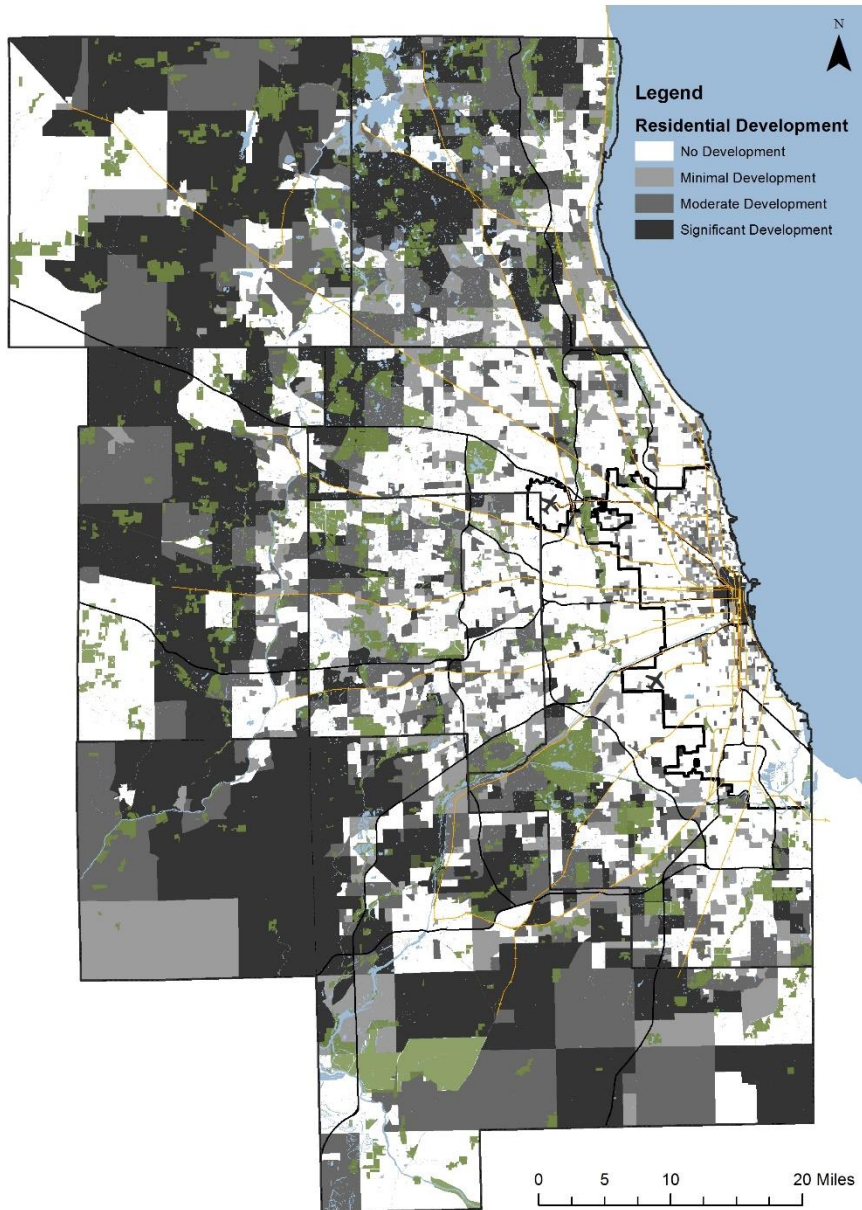


## Average Percent Change in Employment

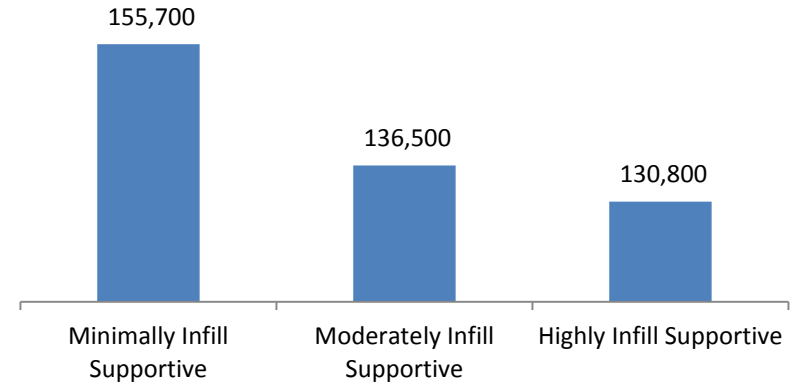




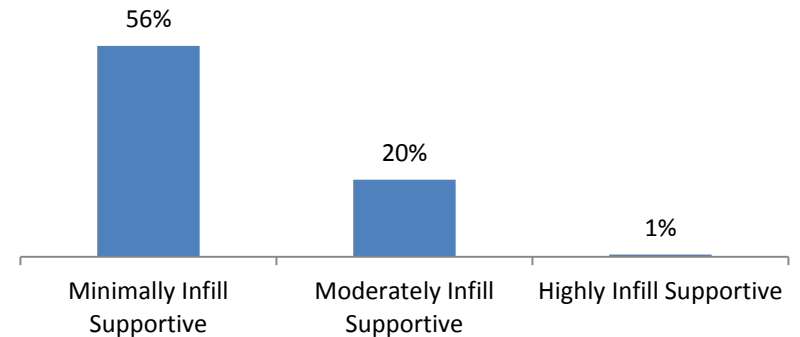
# New Residential Development



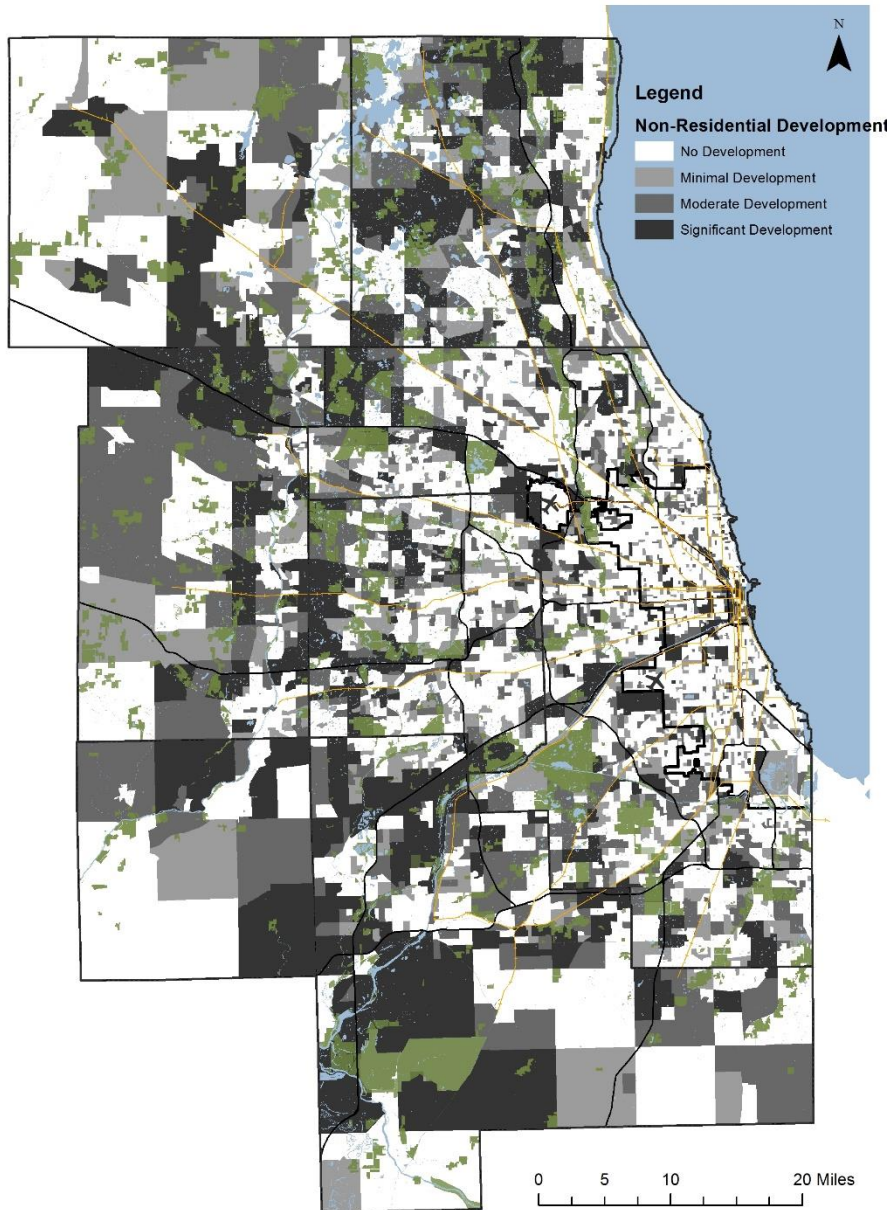
## Total New Residential Units



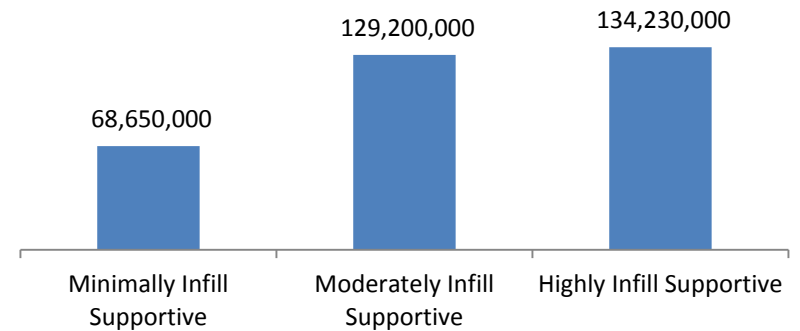
## Average Percent of Previously Undeveloped Land



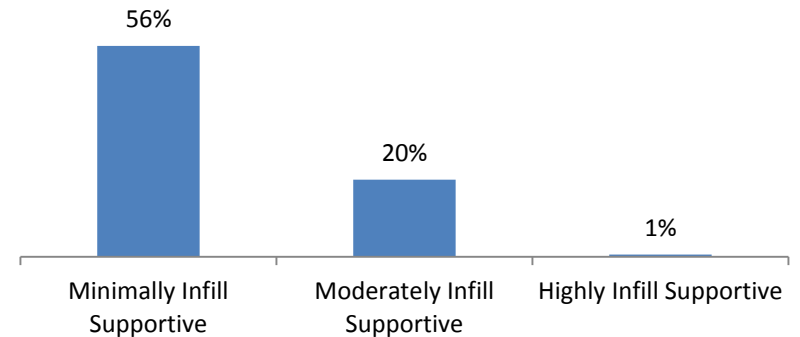
# New Non-Residential Development



## Total New Non-Residential Square Footage

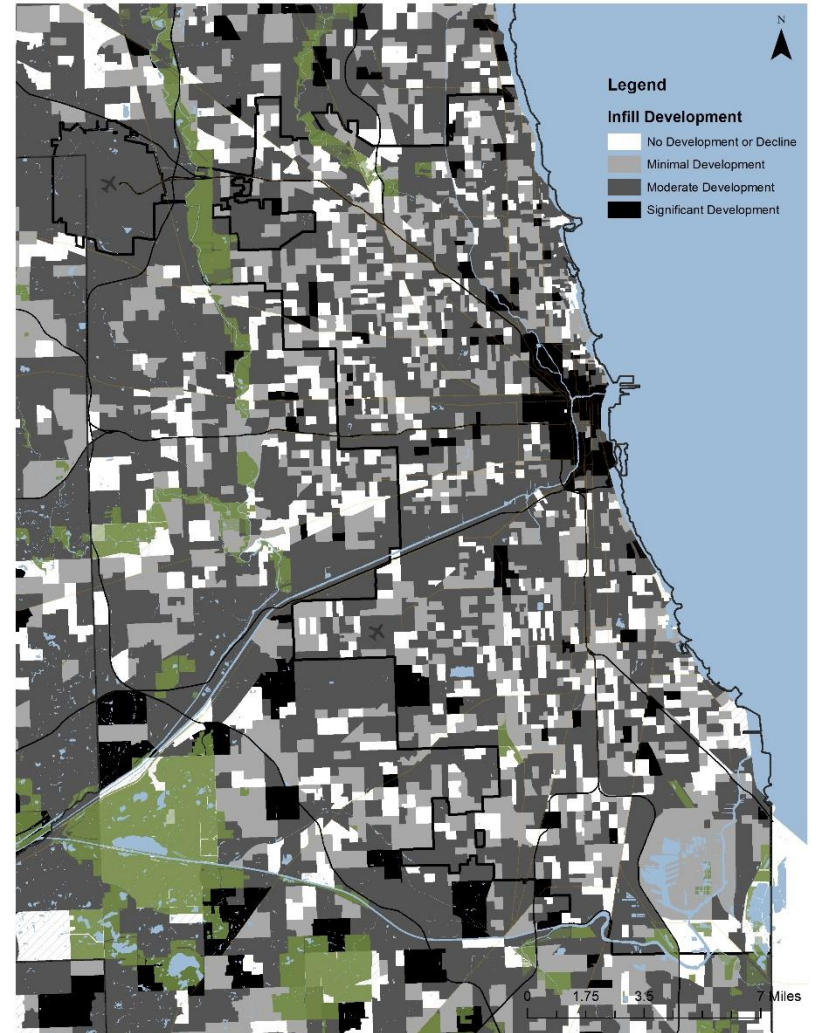
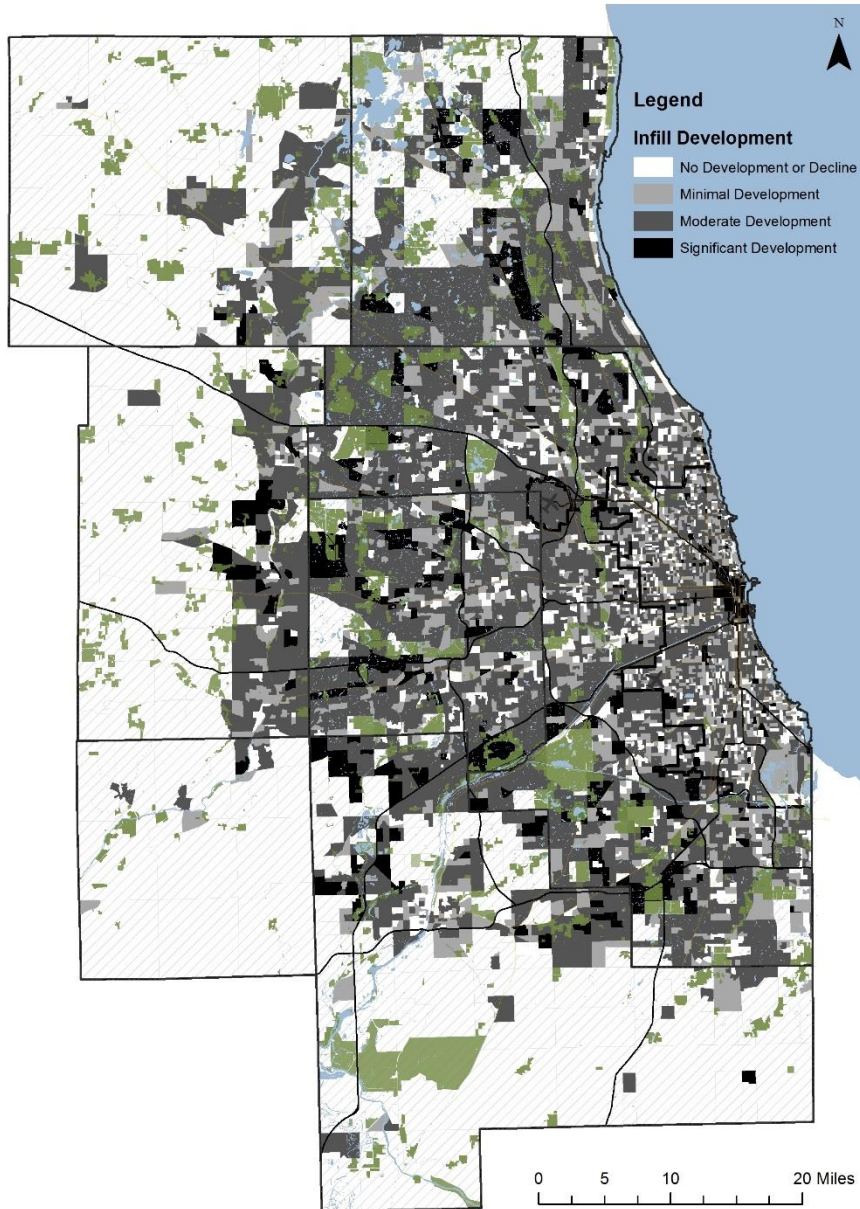


## Average Percent of Previously Undeveloped Land

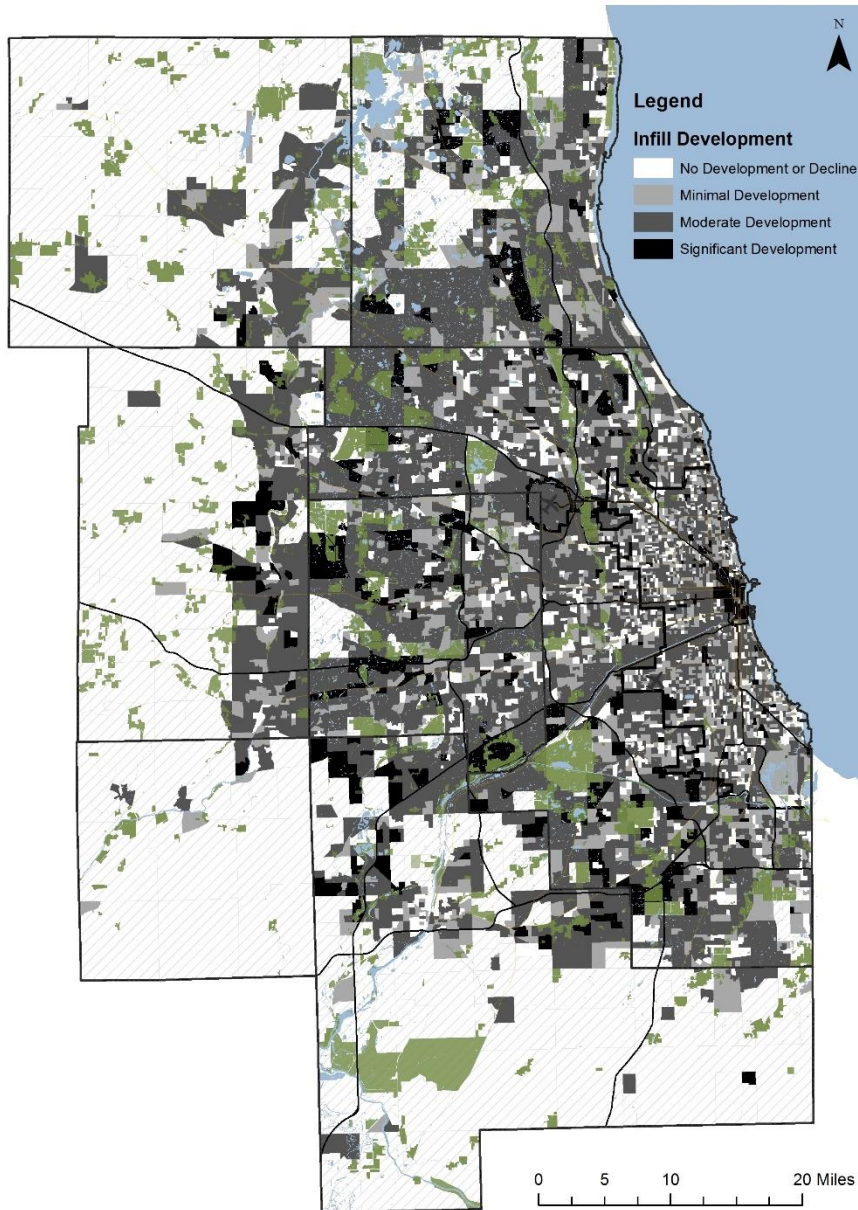




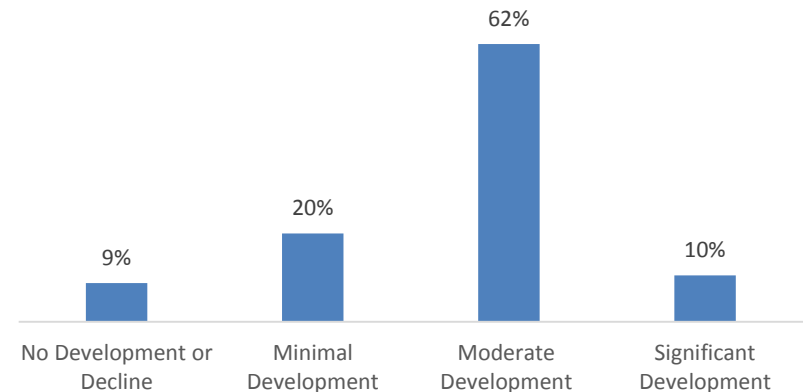
# Infill Development



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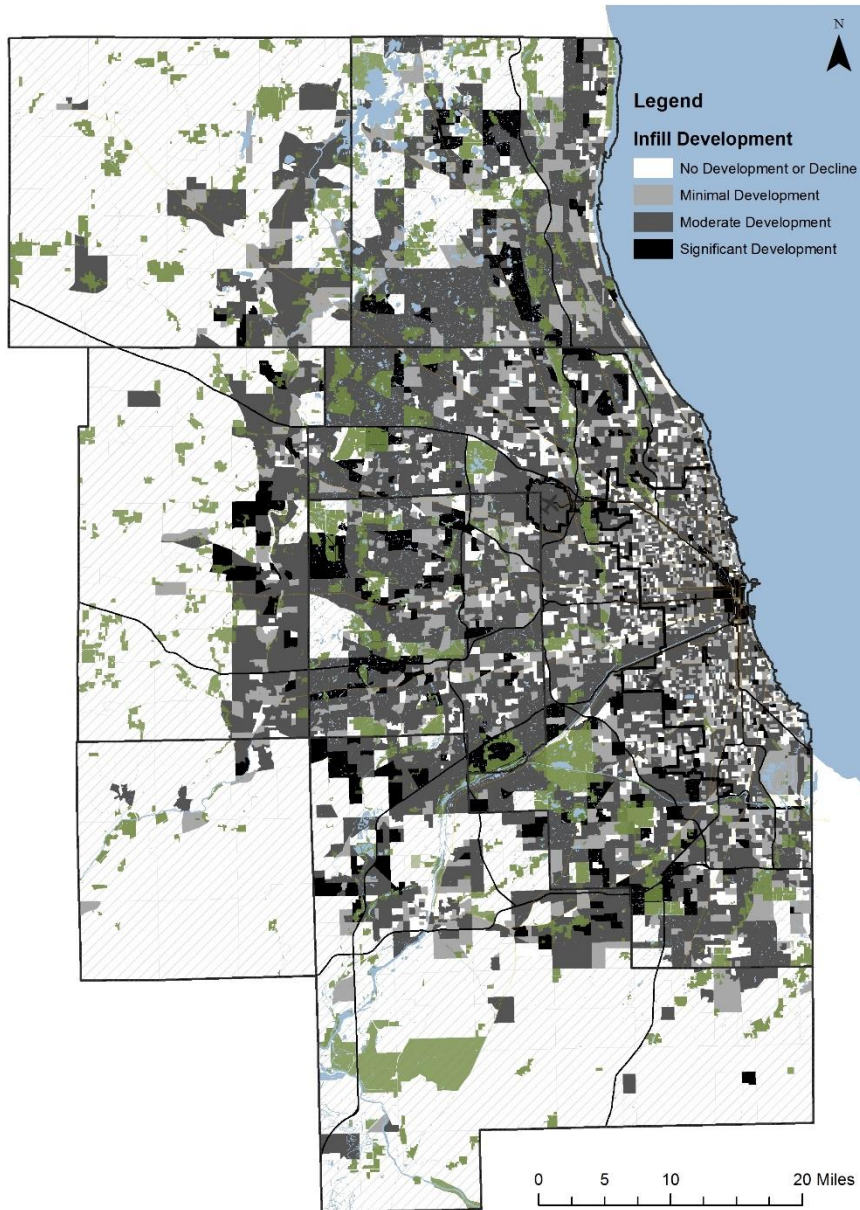


- Over 90% of infill supportive areas experienced some amount of net new development
- Most areas experienced “moderate” levels of development

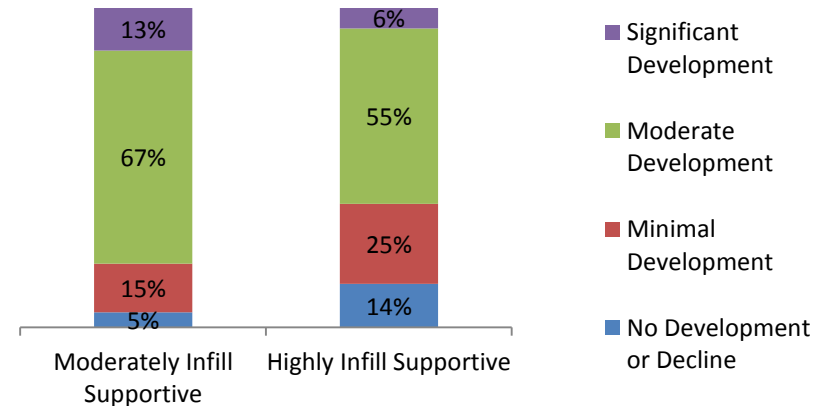




# Infill Development



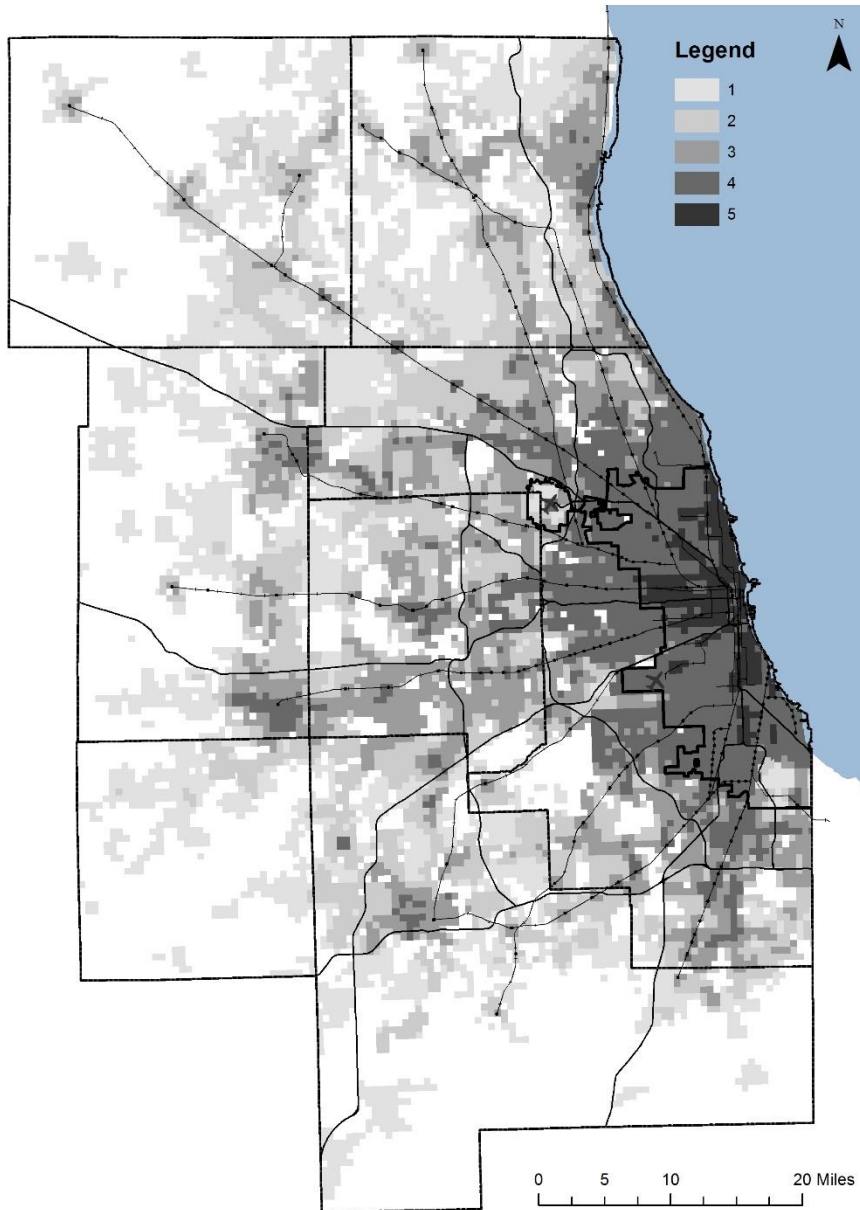
- Moderately supportive areas were more likely to experience “moderate” or “significant” levels of development, compared to highly supportive areas



# Key Research Questions

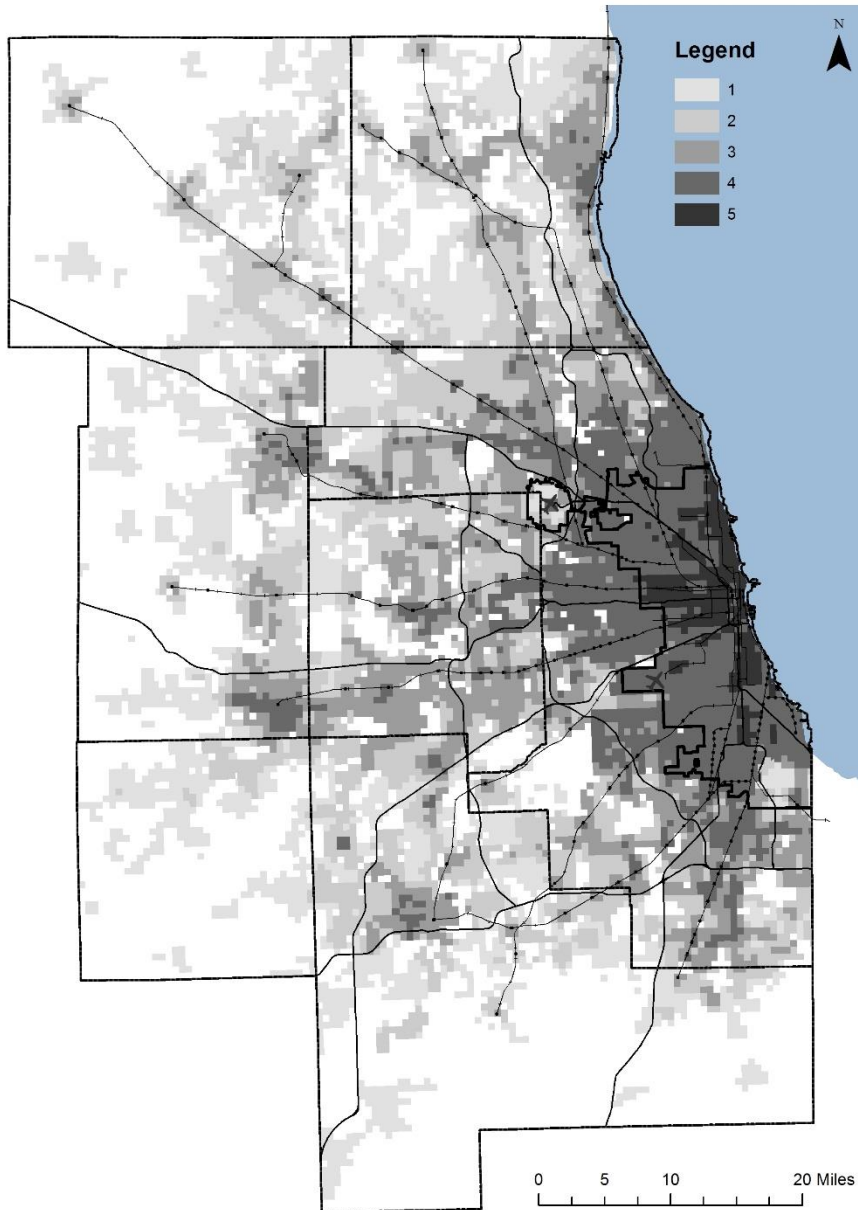
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# Regional Access to Transit Index



- Index measures transit “Transit Access” and assigns a score between 1 and 5
- Access to Transit indicators:
  - Frequency of transit service
  - Connectivity to activities
  - Proximity to transit
  - Walkability

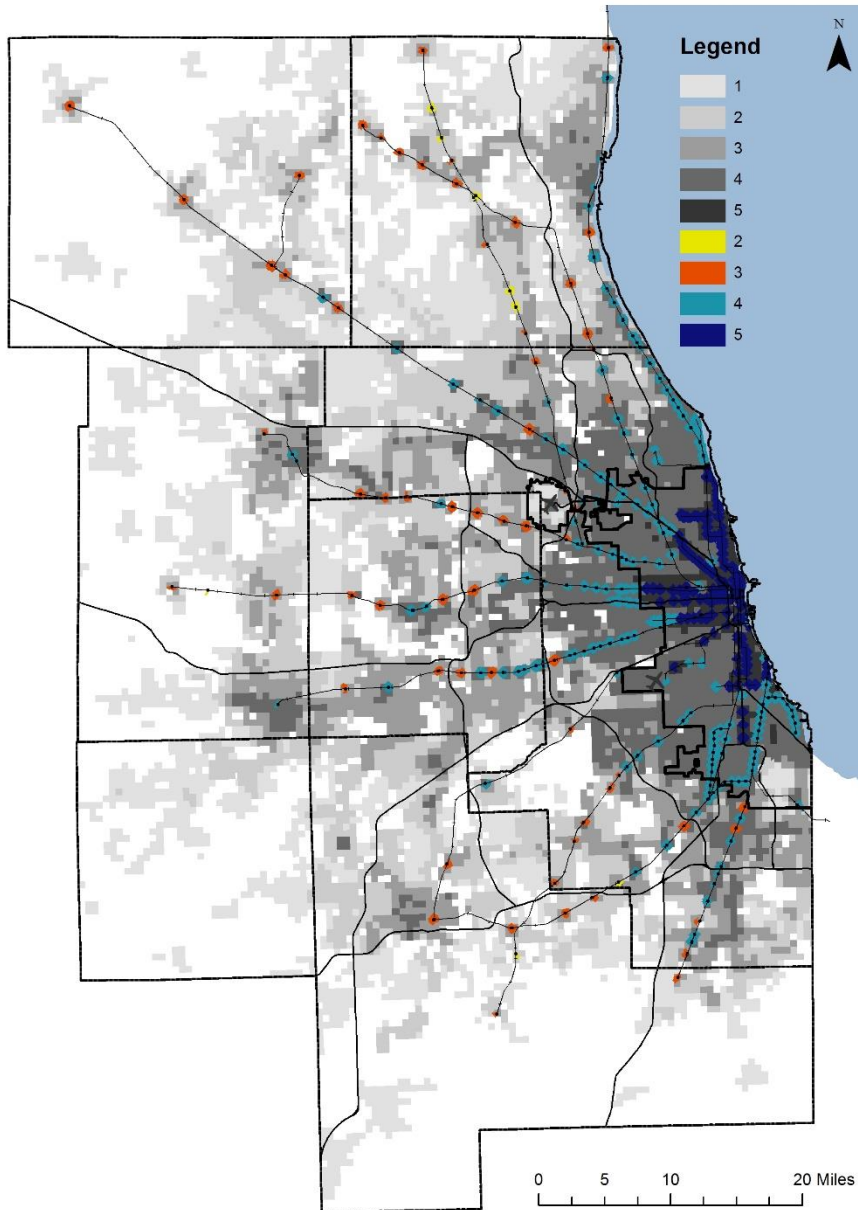
# Development in High Transit Access Areas



- 3% of the region has excellent (5) access to transit, and 17% has very good (4) access
- High access to transit areas experienced an 8% increase (+153,6000) in employment and 5% increase (+78,800) in housing units
- These areas continued to be home to 50% or more of the region's jobs and housing units
- These areas experienced a 4% decrease (-136,500) in population



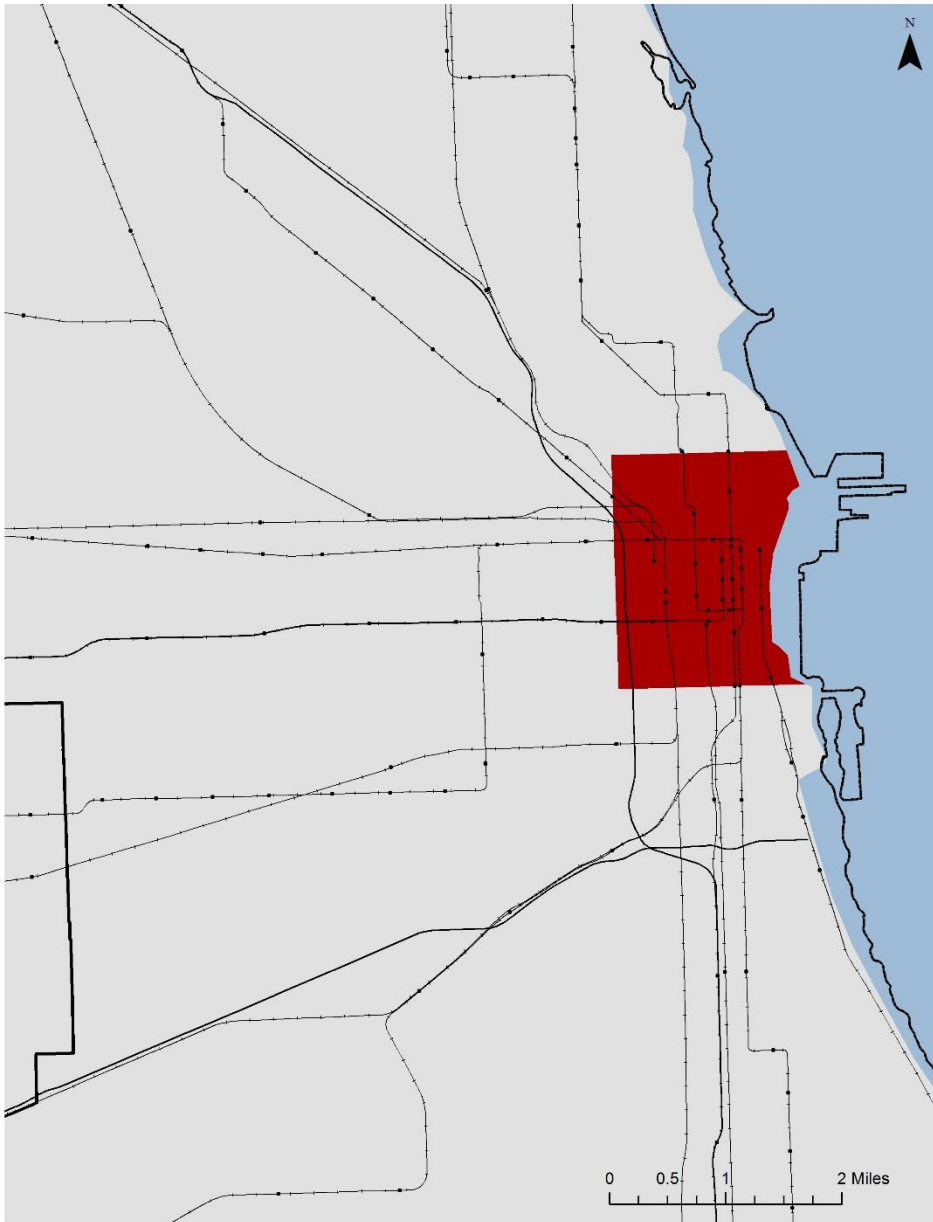
# Development in Transit Walksheds



- Walksheds are the area defined by a half-mile walk from a transit station's entrance(s)
- 81% of walksheds have good or excellent access to transit
- System-wide, walksheds experienced a 6% increase (+40,600) in housing units, but decreases in employment (-4%; 52,2000) and population (-3%; 44,800)

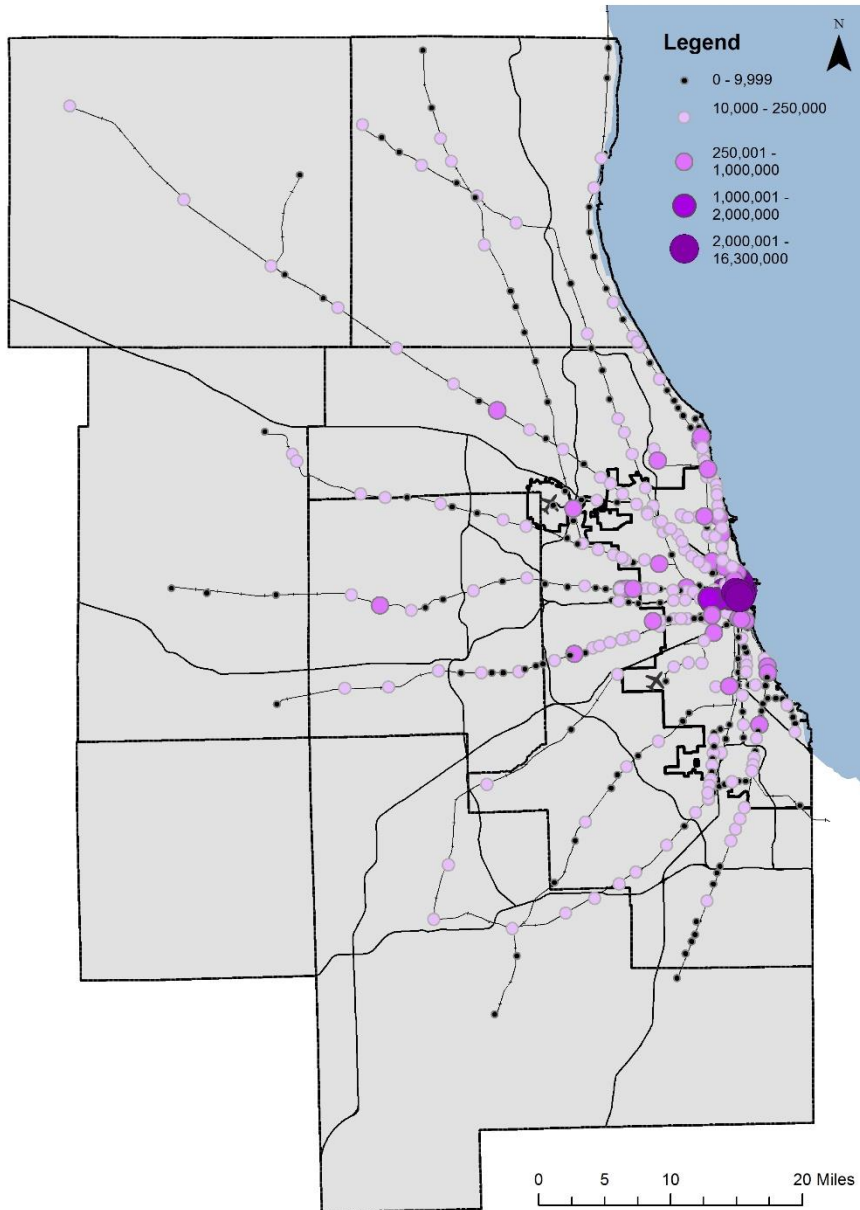


# Development in Chicago's CBD



- Gained approximately 60,000 people and 44,000 housing units since 2000 – a nearly 400% increase for both
- Approximately 26,650,000 non-residential square feet developed since 2000
- Home to 13% of the region's jobs

# New Non-Residential Square Footage

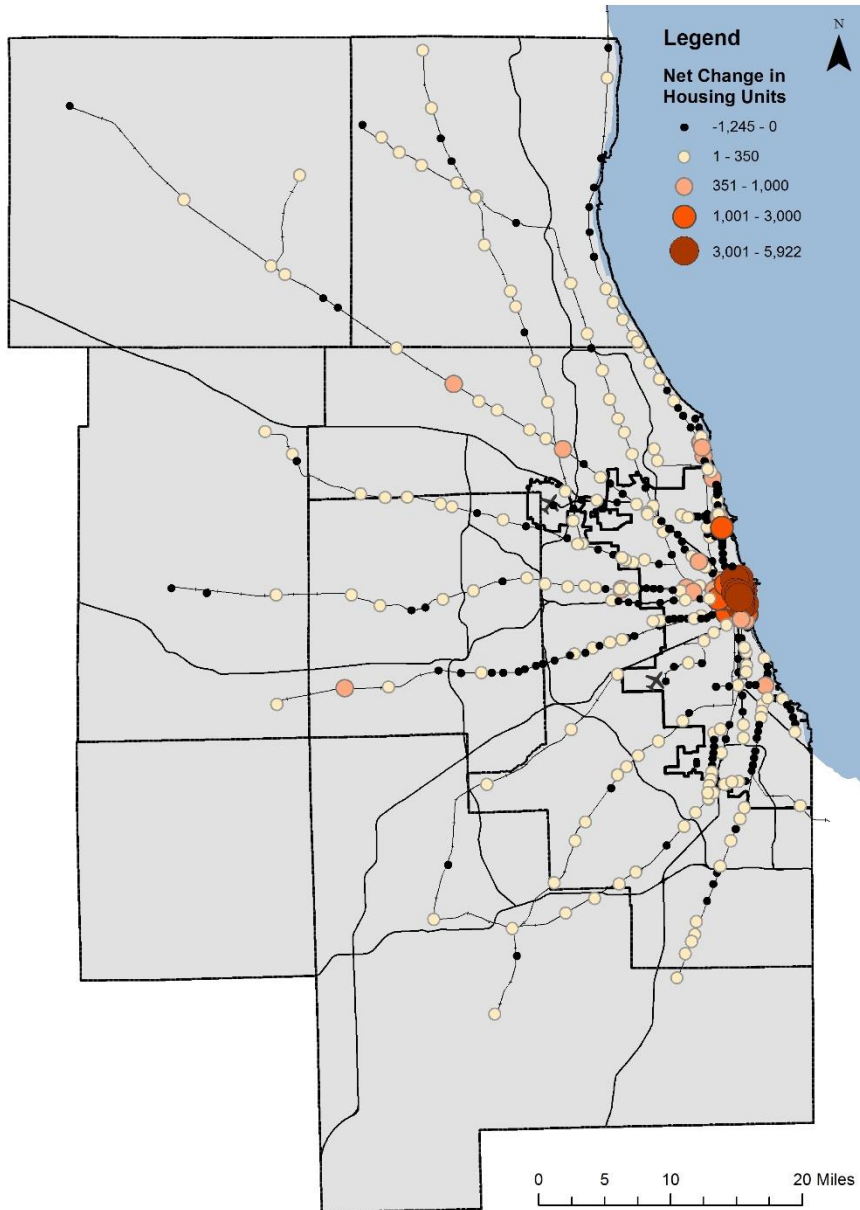


- 63% of walksheds gained non-residential square footage

## Top 10 Walksheds for New Non-Residential Square Footage

	Location	Range of Non-Residential Square Footage Developed
<b>Outside CBD</b>	Primarily in Chicago, entirely in Cook County	800,000 – 1,850,000
<b>Outside Chicago</b>	Primarily in Cook County	300,000 – 900,000
<b>Collar Counties</b>	Primarily in DuPage and Lake Counties	85,000 – 600,000

# Net Change in Housing Units

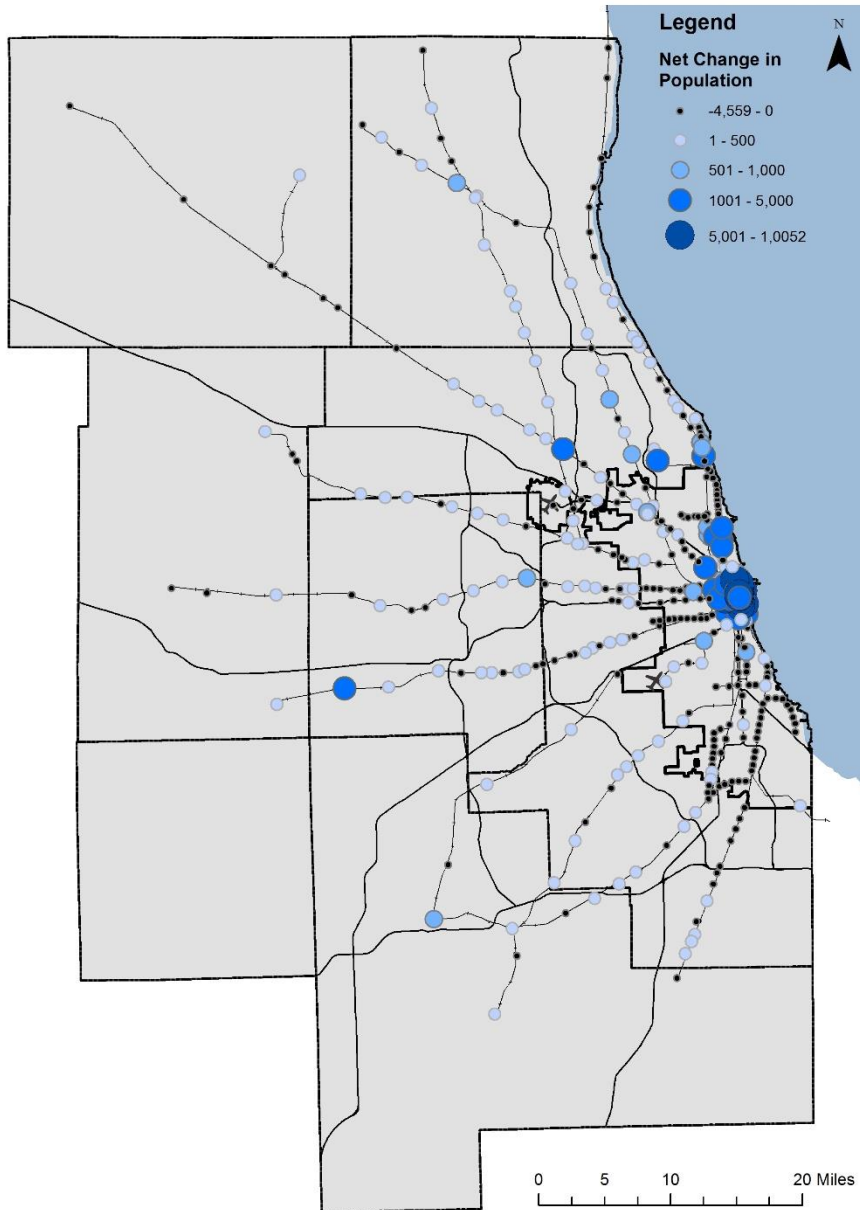


- 60% of walksheds had a net increase in housing units
- 23% had a net decline

## Top 10 Walksheds for Net Housing Unit Increase

	Location	Range of Housing Units Increase
<b>Outside CBD</b>	Primarily in Chicago, entirely in Cook County	800 - 3,000
<b>Outside Chicago</b>	Primarily in Cook County	300 - 800
<b>Collar Counties</b>	Primarily in DuPage and Lake Counties	100 - 400

# Net Change in Population



- 46% of walksheds had a net gain in population
- 31% of walksheds had a net loss

## Top 10 Walksheds for Net Population Increase

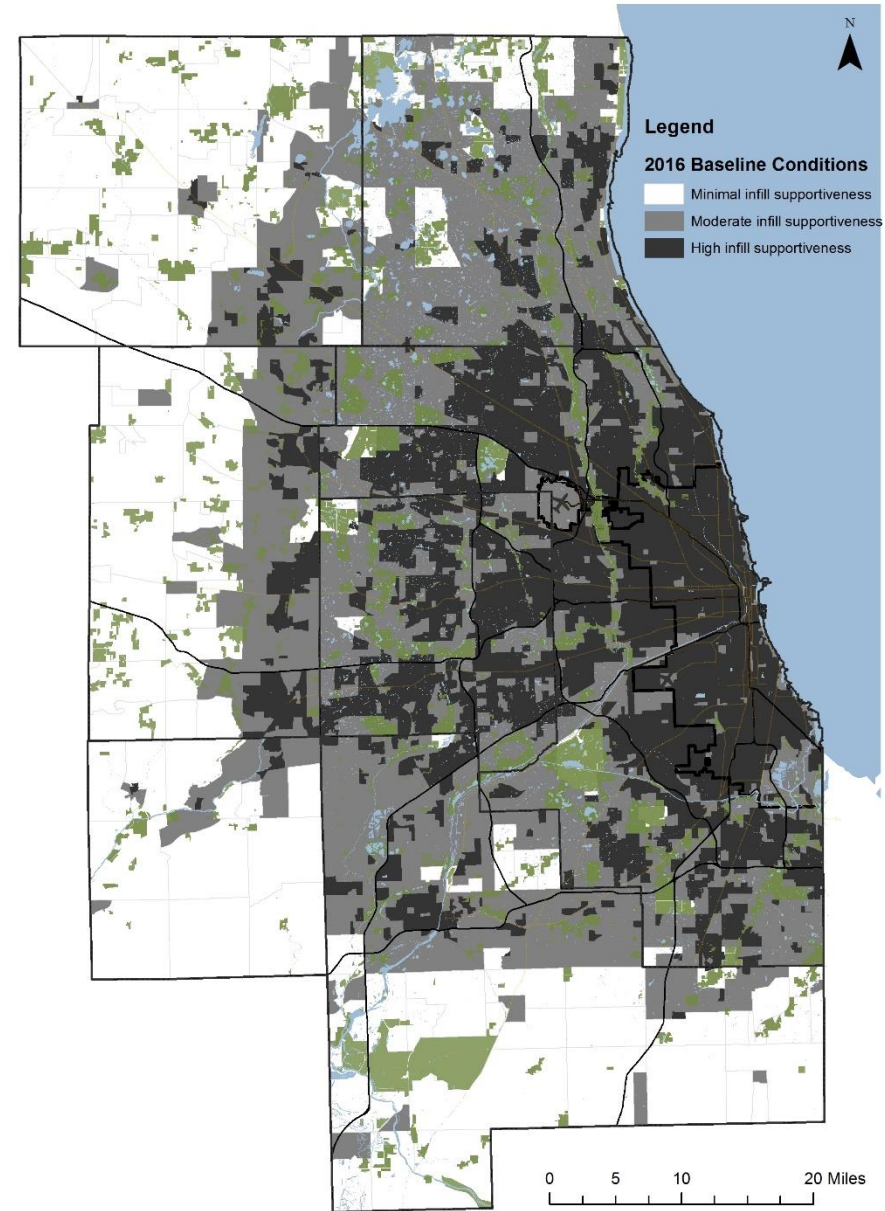
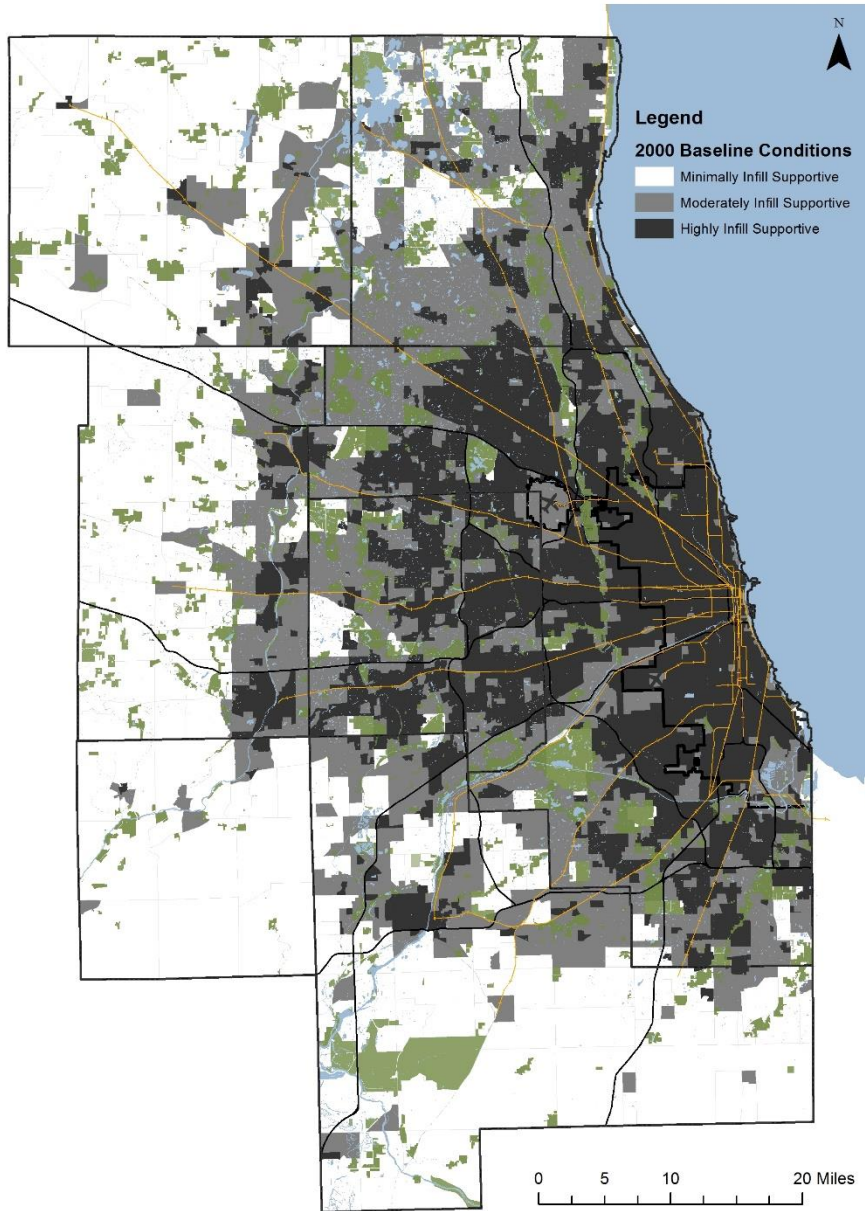
	Location	Range of Population Increase
<b>Outside CBD</b>	Primarily in Chicago, entirely in Cook County	1,400 - 5,000
<b>Outside Chicago</b>	Primarily in Cook County	500 - 1,500
<b>Collar Counties</b>	Primarily in DuPage and Lake Counties	300 - 600

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# Infill Supportiveness: 2000 and Today



# Questions? Comments?

## Thank you!

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